

**MINUTES**  
**TOWN OF ST. ALBANS**  
**REGULAR SELECTMEN'S MEETING**  
**SELECTMEN'S BUDGET DISCUSSION**  
**MONDAY, JANUARY 28, 2019**  
**6:00 p.m.**

Present: Todd Brown  
Thomas Short, Vice Chair  
Hiram Weymouth, Chairman  
Rhonda Stark, Town Manager

**Flag Salute**

1. Table the minutes from the Regular Selectmen's Meeting/Budget Discussion, Monday, January 14, 2019.
  - *No action taken.*
2. Public Forum.
  - Christina Gee and Robin Steinwand were present. Christina said she is very sad the school will be closing. She said she has heard there are several people in town that would like to see the town office move there and use the remainder of the building as rentals.
  - The Manager said she is encouraging the public to reach out to the Board or come to meetings to voice their opinions.
  - Robin Steinwand said it seems to her it would be a great investment for someone.
  - Rhonda Stark said the owner of Pittsfield Community Care Center toured the building on January 22 to consider converting it to an assisted living facility. She said during the tour she realized the building needs a lot of work to modify it to assisted living. It would need flooring, plumbing, heating, roof, all big ticket items. She said unless the town is able to do something to offset the cost they would not be able to take on this project. They told her the Town of Bucksport gave them a \$200,000 forgivable loan, using town surplus funds, to renovate the facility.
  - Robin asked if the town were to take it over would we be able to sell off some of the property to offset the costs of upkeep. She wondered what will happen if we don't take it and the school retains it, it seems like the town is more motivated to turn it over to someone else than the school would be. She said perhaps there are residents in town that would know groups or organizations in need of rentals.
  - Manager said she continues to look for a contractor or interested person/s to take over the building and asks that everyone keep a watch out and notify her of any leads they may get. She said Seth Snowman has been following up on some of his own leads as well.
  - Manager said she did not hear back from Community Real Estate Solutions, after they did their drive by of the school and she did not reach out again to them, because she had already called him several times on the building and he said he would call after his drive by if he wanted a tour of the inside.

- Manager said she has not called another meeting of the “Elementary School Committee”, because she has been working on leads and asking others to bring leads to her. At this time she’s not sure if a meeting would be beneficial. Both Robin and Christina said they felt everything is being done at this time and they didn’t see the need for a meeting either as they have been kept informed by email.
3. Old Business.
    - *None*
  4. New Business.
    - *None*
  5. Committee Items.
    - Manager-Budget Committee met Thursday, January 17 and approved the budget as voted on by the Selectmen.
  6. Staff Items.
    - *None*
  7. Selectmen’s Items.
    - *None*
  8. Town Manager’s Items.
    - Received a reimbursement check last week from our insurance company for \$7,381.85 for the plow that was damaged.
    - Audit seems to be going smoothly.
    - Attended Nokomis High School today and sat on a panel with the Hartland Manager, Palmyra Admin Asst., Kevin Bowman from Bowman Constructors and Mr. Gilman, Gilman’s Electric. The panel was arranged by the English teacher and we met with students of grade 9 to discuss our thoughts on changes we’ve seen in municipal government and the business world. Students had lots of good questions.
    - Meeting next Monday night with Plymouth Engineering and the Fire Chief at 6:00 p.m. to discuss the preliminary fire station plan.
  9. Treasurer’s warrants to be reviewed approved and signed for January 15 through January 28, 2019.
    - *Warrants were reviewed and signed as presented.*
  10. Discussion and decision to approve and sign the 2019 Municipal Warrant for Election of Officers for Friday, March 1, 2019.
    - *Motion by Hiram Weymouth to approve and sign the Municipal Warrant for Election of Officers as written, second Thomas Short. Voted 3-0.*
  11. Discussion and decision to approve and sign the 2019 Annual Town Meeting Warrant for Saturday, March 2, 2019.
    - Manager reviewed the warrant article by article.
    - Articles 2 – 9 are the standard articles voted on every year.
    - Article 6 an explanation was given that a law passed December 13, 2018 will change the way tax acquired property is to be sold going forward if the owner of the property was at least 65 years old when it went to lien.
    - Article 10 Road Naming & Numbering Ordinance was reviewed and approved by the Board last summer for the warrant this year.
    - Article 11 is to change the Town Clerk position from elected to appointed. Hiram Weymouth asked that it read that the Clerk will be appointed by the Town Manager and the Board of Selectmen. Manager said she did not agree with that, because part of the reason for asking to change the position is so the Clerk will be treated the same as all other employees and if she is then singled out to be appointed by both the Manager and the Board the position is still being treated differently. She said State statute reads the Manager has the authority to hire and fire employees, not the Board. Tom said the Board only has the authority to hire and fire the Manager and if the Manager can’t be trusted to hire then the

Manager should be dismissed. Hiram said he did understand the reasoning, he just did not want any issues at town meeting, he thought it may go through more easily if both were involved in the appointment process.

- Article 32 is the full article to borrow funds to repave roads. The article states the estimated cost for ten years even though the plan is to borrow for seven. Manager said the bond attorney said we should use ten years as a cushion, because if we use seven and then have to go longer we would not be able to, but we can use ten and go for a shorter term. She also said that she had added the word – repave- to the article so it would be clear that no gravel roads were being paved.
- Article 35 discussion on Big Indian League, Tri Town Rec and ITCC. Manager said last year Shawn Coots presented a request to us for the three separate organizations and said 2018 would be the last year separate requests would be made. He had said that in 2019 all three were being combined. I questioned him on Big Indian League at that time he said it would be under ITCC. Big Indian has always belonged to St Albans and they are their own separate organization.

Yesterday I received a call from the Robin McNeil, the Chairman of ITCC. She was calling to ask about our donation and wanted to know the amount. I told her what Shawn had requested and that his request was for all three to become combined. She immediately said that ITCC has had no conversation to include baseball and/or softball into their program. ITCC only covers basketball and soccer. I told her the conversations and the back story of what we'd been told. I told her I questioned him several times on Big Indian and he assured me they would be taken care of out of the \$4,000 donation. She said she was not able to guarantee that.

Hiram said that was why he had asked him to attend the Selectmen's meeting last fall and he thought that we had resolved the request that night. Manager said she thought so, too, and she had asked him again that night about Big Indian and he had again said the \$4,000 would cover all three groups. I had also pointed out to him that this would be a decrease of \$550 from 2018 he said he knew and that was OK.

I told Robin that my recommendation to the Board at tonight's meeting would be to redistribute the \$4,000. (\$2,750 to ITCC and Tri Town Rec and \$1,250 to Big Indian League, which was their request for 2018). I told her I was not going to let Big Indian League lose out due to false information and that I should have gone with my gut instinct to start with. In the end ITCC ends up receiving \$1,750 more than they have in the past, but it's now for ITCC and Tri Town Rec. 2018 was the first year we had ever budgeted money to Tri Town Rec. Tri Town Recreation is an umbrella of ITCC and all monies flow through ITCC. Moving forward, since we now know, we will only be speaking to the ITCC Chairman concerning requests for ITCC and Tri Town Rec. *Motion by Tom Short to redistribute the \$4,000 and appropriate \$2,750 to ITCC and \$1,250 to Big Indian League, second Todd Brown. Voted 3-0.*

- Article 43 estimated operational revenues increase of \$25,650 over 2018.
- Article 44 is the LD 1 article. There will be no need to vote on this as we will not be going over our tax levy limit for 2019. I included the worksheet to show how the levy limit is determined.
- Article 45 is the overdraft article. Administration/General Government article was overdrawn by \$4,677.88 due to audit, training and salaries of the Administrative Assistant and Bookkeeper. EMA Director account over \$1.20. No additional money is to be

appropriated and this amount actually would be an adjustment by the Auditor to come from surplus.

- *Motion by Todd Brown to approve the warrant as presented, with the change as voted on for ITCC and Big Indian League, second Tom Short. Voted 3-0.*
- We are now finishing up the town warrant and preparing to send to the printers.

Meeting adjourned at 7:05 p.m.

Respectfully Submitted,

Rhonda L. Stark  
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, February 11, 2019.

---

---

---